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**Churchill & Mathesons**

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Offers In The Region Of £335,000 Share of Freehold



**KEY FEATURES:**

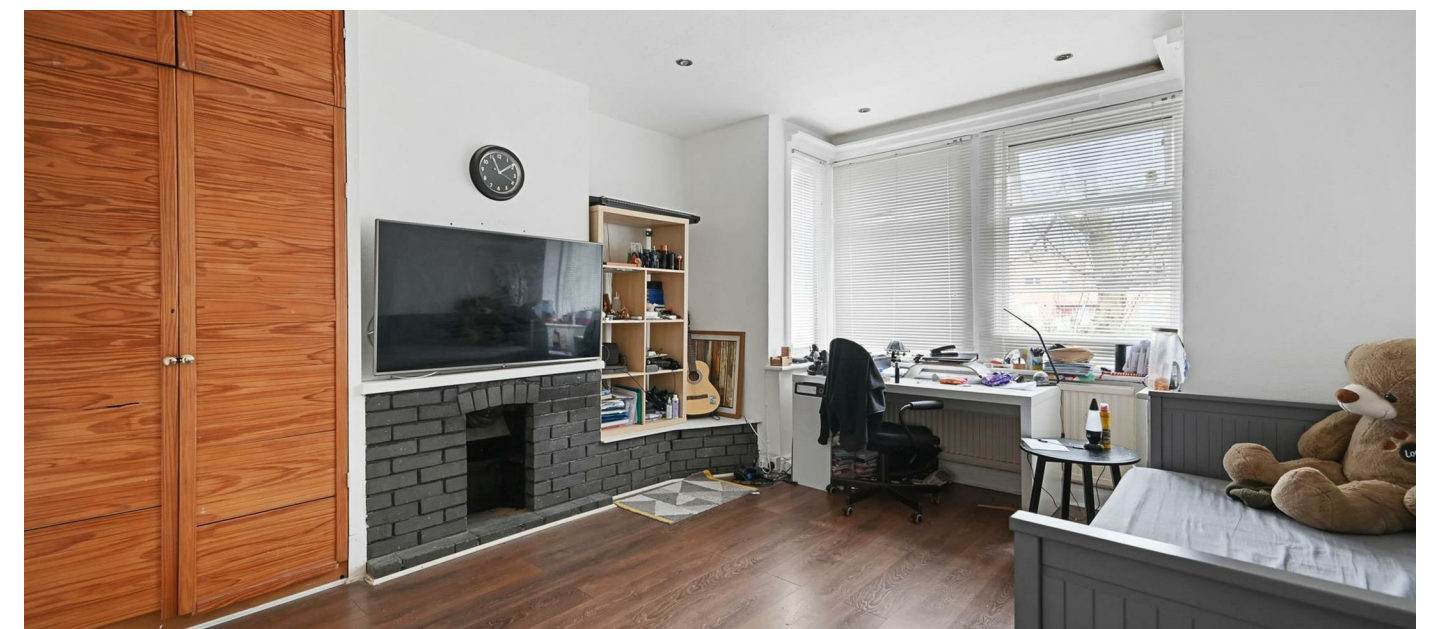
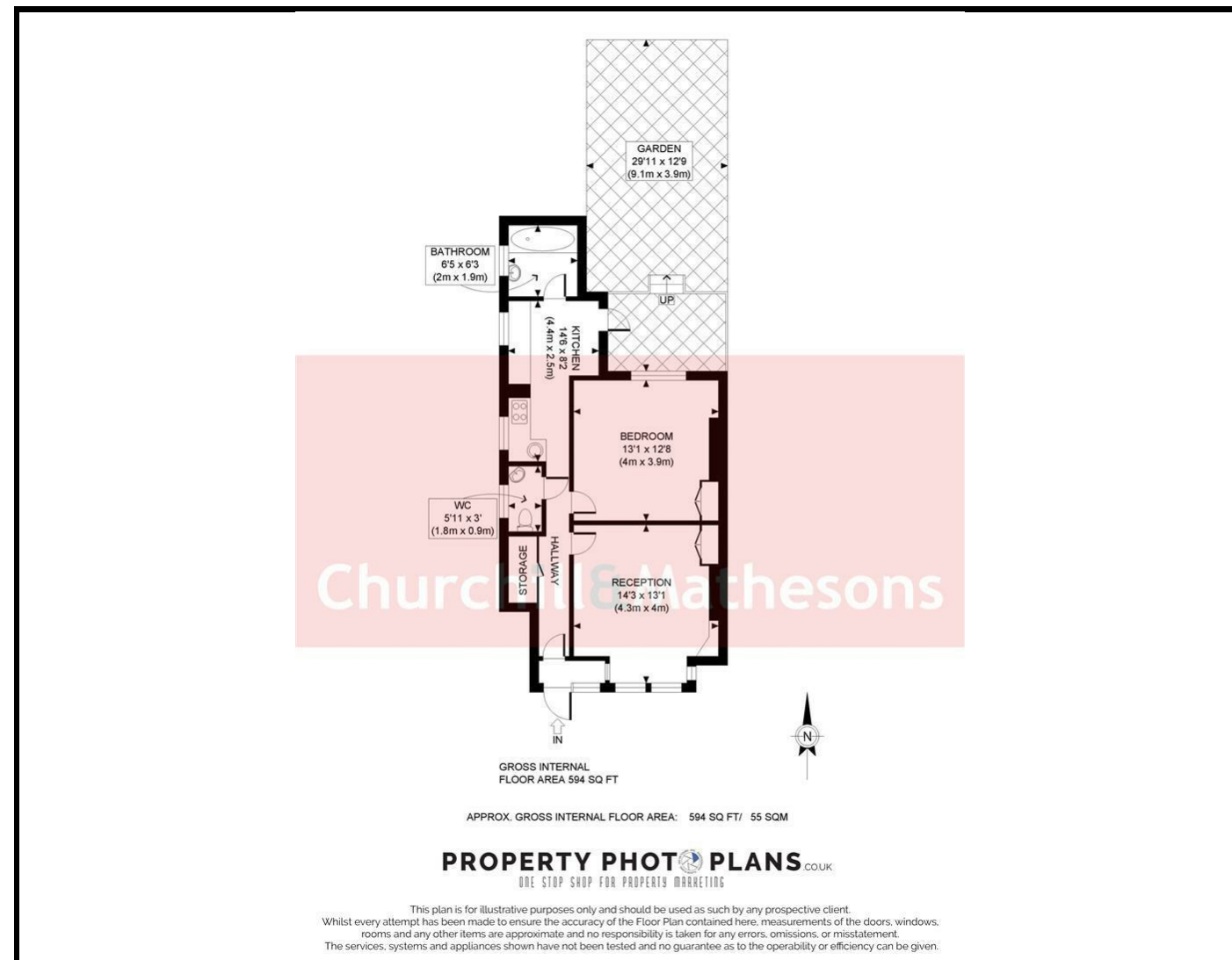
- CHAIN FREE
- CLOSE TO BUSES, TRAINS AND EASY A40 ACCESS
- GROUND FLOOR
- PRIVATE GARDEN
- PRICED TO SELL
- WOODEN FLOORS
- LOW VOLTAGE LIGHTS

**GROUND FLOOR MASONETTE WITH PRIVATE GARDEN**

Churchill & Mathesons is proud to present this 594sqf ground floor maisonette part of a semi-detached property. It comprises a generous hallway and guest toilet, well-appointed galley kitchen with gas cooker, 1 large double bedroom with high ceilings and a great reception room either option could lead out into the 29ft garden. Down lights, wooden floors and large windows completes this wonderful property.

Easy access onto the A40, 11min walk to East Acton Station (Central Line), 15min to Acton Main Line (Elizabeth), 18min to Acton Central (Overground). Close to great schools, shops, restaurants, parks and recreation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>65</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.